

Community Development Department

102206 East Wiser Parkway
Kennewick, WA 99338

**Planning Division**

(509) 786-5612
Planning.Department@co.benton.wa.us

**Notice of Application
(Optional DNS Process)****Benton County has received a permit application for the following project:**

Remove and rebuild access road/driveway requiring grading of an area approximately 12,000 sq ft in size and involving 5,000 cubic yards of fill.

Project Location:

The project is located at 93256 W McCreadie Road in the Prosser area of unincorporated Benton County. The parcel is legally described as Section 16, Township 09 North, Range 25 East W.M., parcel number 1-1695-400-0002-000.

Agency Contact:

Andrea Watts, Planning Supervisor, Benton County Planning Division

Planning.Department@co.benton.wa.us

Phone Number: (509) 786-5612

Project Applicant:

J&M Landscaping
Attn: Joseph DeRitis
1463 Rimrock Ave
Richland, WA 99352

Agency File Number:

EA 2026-0015

Date of permit application:

August 27, 2026

Date of determination of completeness:

September 3, 2026

Date of Notice of Application:

September 8, 2026

Notice of Application Publication Date:

September 16, 2026

Comment due date:

September 30, 2026

SEPA Environmental Review: The Benton County Planning Division has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

This project does not require a public hearing. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, at 102206 E Wiser Parkway, Kennewick, WA or (509) 786-5612.

Preliminary Development Regulations and Existing Environmental Documents: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Regulations of Benton County including the Benton County Comprehensive Plan, BCC Title 3 Building, Fire, and Road Standards, BCC Title 6.35 SEPA, BCC Title 11 Zoning, and BCC Title 15 Critical Area Ordinance

Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources

Regulations of the Benton-Franklin Health District

Other required agency evaluations, approvals, permits, and mitigation as necessary

Required Permits:

Benton County Building Permit. Benton County Grading Permit. Other forms, reports, or approvals as necessary.

Required Studies:

Geotechnical Engineering and Geohazard Report, along with a Wetland Assessment Report provided.

Dated at Kennewick, Washington on this 8th day of September, 2026.



Damien Hooper, Planning Manager
Benton County Planning Division